

To Napa Sanitation District

This is in reference to 410 Stonecrest Drive Napa AP# 052-080-018.

We are requesting that this property be allowed a sewer lateral connection to the main sewer line which is approximately 300 feet from the existing structure and only 100 feet from the property line.

Facts:

The existing home was built in the mid 1930's with a septic system.

The home has city water and a well (for landscaping purposes).

There is an outbuilding that could be a second unit.

The existing septic system has failed (see attached County of Napa letter).

Per County of Napa, septic standards this is an existing 5 bedroom home with a 2 bedroom outbuilding.

Local engineer (RSA) did a site evaluation (see attached) and it has been determined that a new septic system can only handle a 3 or 4 bedroom home not 5-7 as it currently is.

Our request is to allow a sewer lateral to run from this property to the current main sewer line in Stonecrest Drive. This will allow this home to function as a residence like it has since the mid 30's.

We would request that a recorded deed restriction to be placed on this property to not allow it to be subdivided in the future nor intensify the current uses on the subject property.

Our intent is not to provide a growth inducement area, but provide an environmentally safe sanitation system.

We hope that you will support our request.

Please let us know if you have any further questions.

Jim Maggetti
Owner

 10/17/17

Randy Gularte
Broker/Owner
Heritage SIR



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
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David Morrison
Director

October 16, 2017

BRENDON FREEMAN, EXECUTIVE OFFICER
LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
1030 SEMINARY STREET, SUITE B
NAPA, CALIFORNIA 94559

Subject: Septic System, 410 Stonecrest Drive, APN 052-080-026-000

Dear Mr. Freeman:

This department has received septic system inspection reports from P&R Septic Systems and McCollum General Engineering which both state that the septic system serving the subject parcel is discharging sewage to the surface of the ground and both recommend that the septic system be replaced. As defined in Napa County Code section 13.16.165 sewage on the surface of the ground constitutes a failure of the septic system and is a threat to public health.

A site evaluation at the subject site was performed by Riechers, Spence, and Associates on September 14, 2017 for the purpose of replacing the failing septic system. The site evaluation determined that there is insufficient area to install a code compliant system for the existing dwelling and guest house, therefore this department recommends that the subject parcel be allowed to connect to the Napa Sanitation District to resolve the issue.

Best Regards,

A handwritten signature in black ink, appearing to read "Darell Choate".

Darell Choate, R.E.H.S.
Environmental Health Specialist